

**VILLAGES OF BONITA MASTER ASSOCIATION, INC. ANNUAL MEETING**

**March 26, 2026 at 5:30 PM**

**Estero Elks Lodge, 3231 Coconut Rd, Estero, FL 34134**

Call to Order by President: Marty Maurinus called the meeting to order at 6:06 p.m.

Certifying Quorum: Quorum was met with 127 in person or by proxy.

Proof of Notice of Meeting: Notices were provided per Florida Statue.

Reading and disposal of unapproved minutes: Lindsay Vayda read the minutes. Dawn Vishey motioned to approve the minutes as presented. John Antman seconded. All in favor, motion carried.

President's Report: Attached and are a part of these minutes.

Treasurer's Report: Attached and are a part of these minutes.

Nominations from the floor for Coach Homes and Kentwood: Two intents were sent in by Marty Maurinus from Coach Homes and Dawn Vishey from Kentwood and was received by the 15<sup>th</sup> of January 2026. Nominations for Coach Homes and Kentwood was asked three times for both Coach Homes and Kentwood. None was given. Marty Maurinus and Dawn Vishey will be seated.

Proposed audit vote results: There were 91 in favor and 27 opposed for the waiver of the 2026 audit. The waive of the 2026 audit was passed.

Reports of Committees: Attached and are a part of these minutes. The Social committee also thanked all the volunteers that helped make the social events happen. Events are posted on the Website. Great turnout for the events and the next event is on April 17<sup>th</sup>.

Old Business: N/A

New Business: N/A

Adjournment: Dawn Vishey motioned to adjourn the meeting at 7:16 p.m. Jessica Woodward seconded the motion. Meeting adjourned



A moment of silence to remember the  
friends and neighbors who have passed  
in the last few years

# 20206 VOB Members Meeting Agenda

1. Call to Order by President
- 2.. Certifying Quorum
3. Proof of Notice of Meeting
4. Read minutes from March 2025,  
Motion to approve meeting minutes
5. President's Report
6. Treasurer's Report
7. Nominations from the floor for:
  - a. Coach Homes
  - b. Kentwood
8. Call for Final Balloting for waiver of audit, Close of Balloting
9. Recess during counting votes
10. Announce Results of waiver and nominations

## 11. Reports of Committees

Landscaping Committee	Lisa
Irrigation Committee	Stephen
Facilities Committee	Marty
Social Committee	George
Document Committee	Hollie

## 12. Old Business

Survey	Dawn
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## 13. New Business

## 14. Open Discussion

## 15. Adjournment

1. Call to Order by President
2. Certifying Quorum
3. Proof of Notice of Meeting
4. Read minutes from March 2025  
Motion to approve meeting minutes

# Recognizing the great large volunteer staff.

- Master Document Review Committee
- Social Committee
- Facilities Committee
- Irrigation Committee
- Landscaping Committee
- Bermuda Park, Villa, Coach Homes and Master Board Members
- Committee members within the sub-communities
- Those individuals doing misc. tasks, around the club house, hot tube, pool and courts.

# Presidents Report - Accomplishments

We successfully transitioned with four new board members from March of last year.

- ✓ Thank John Burnett, Hollie Bagley, George Alexoff and Andrew Grebe for training me, I joined the board in March of 2024, and they continue to provide support today.
- ✓ Dawn and Marty made an agreement that we would only sign up for a second term if we both signed up.
- ✓ We recognize the importance to cross train for planned turnovers especially in the President, Vice President and Treasure's position.
- ✓ The goal is for making the planned transitions much easier and less demanding on board members.

# Accomplishments Continued

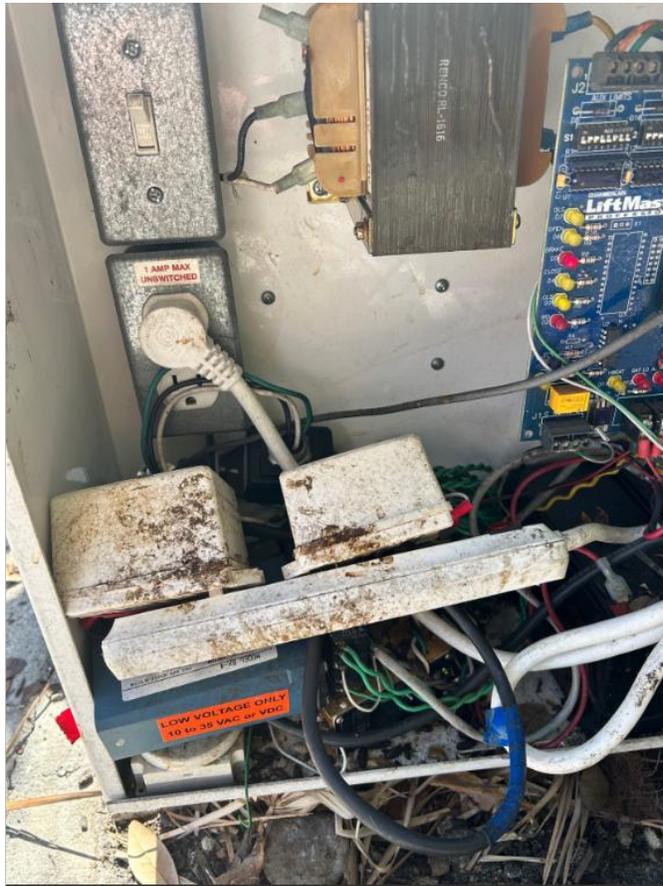
More timely and improved communications

- Master board meetings posted on [www.villagesofbonita.inf](http://www.villagesofbonita.inf) within two weeks after meeting in **DRAFT** form
- Utilization of social media platforms

## Accomplishments Continued

Replaced all four south gate actuators that were the original gate actuators that were decades old.

Inside old gate actuator



New gate actuator



# Accomplishments Continued

Cleaned out, and started using the guard shed for storage of the new holiday decorations.



# Accomplishments Continued

## Expanded the exercise room



We planted an additional 2,620 plants on the Bermuda Park, Coach homes and Kentwood sides of the lake consisting of Pickerel weed, Arrowhead and others.



Accomplishments continued

Replaced the 18 light fixtures that were hidden in the over grown shrubs.

Before replacing lights



After replacing lights



# Power washed the courts



## Accomplishments continued

Quoted and updated the estimated remaining life for the top reserve expenditures.

- ✓ Cleaning out storm sewers -unbudgeted expense
- ✓ Pool filter tank
- ✓ Landscaping
- ✓ Pool resurface
- ✓ Tennis –Pickleball courts
- ✓ Pavement replacement

Taking steps to minimize and delay major expenses, for example we are scheduling pavement repairs.

Enabling a more accurate assessment of the future reserves budgeting.

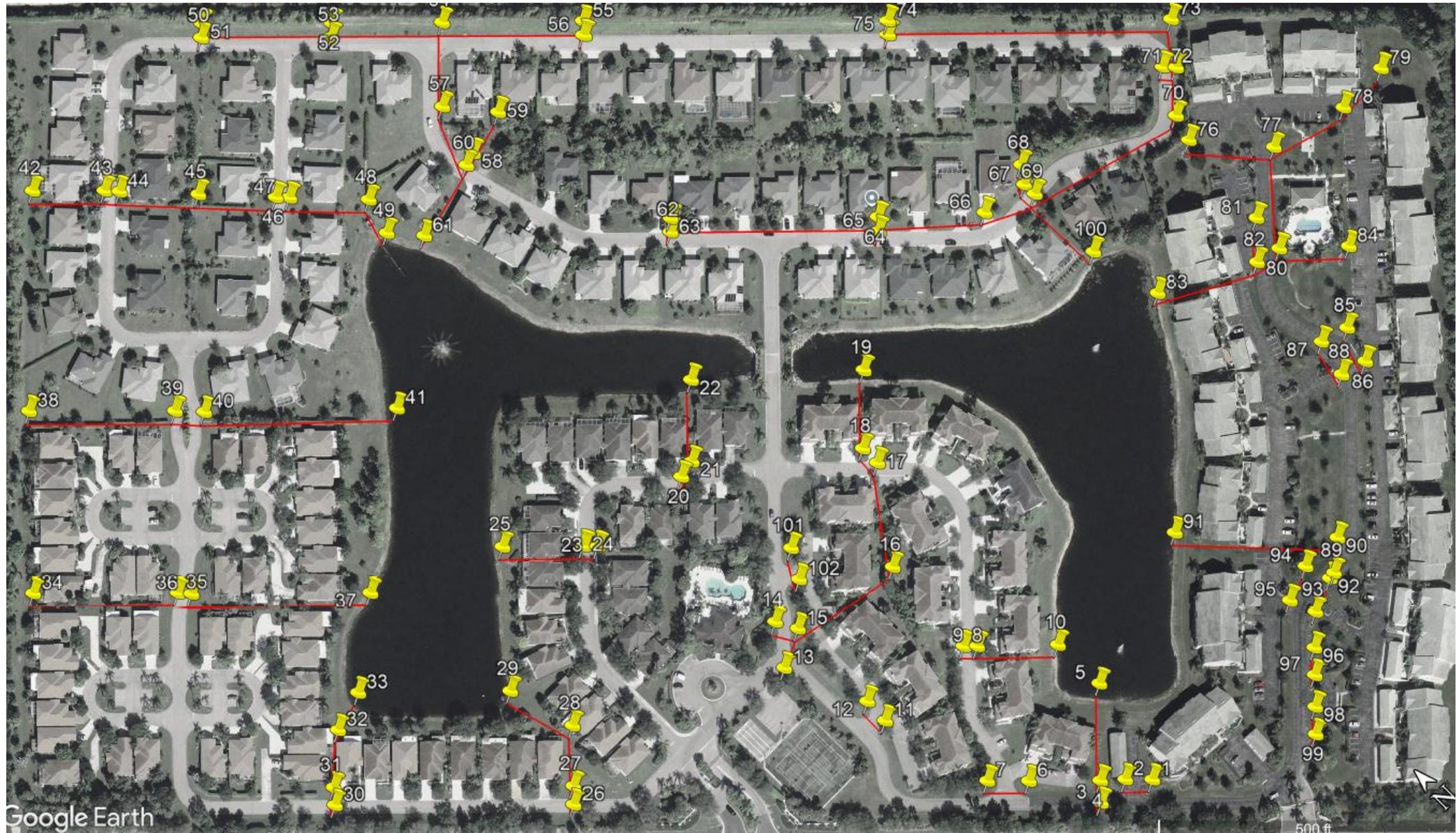
# New project, cleaning out storm sewers and street culverts

Thank you, Ralph Grebe for working the sewer clean out companies, and providing me with sewer clean out tours.

Catch Basins are full and clogging up exit pipe

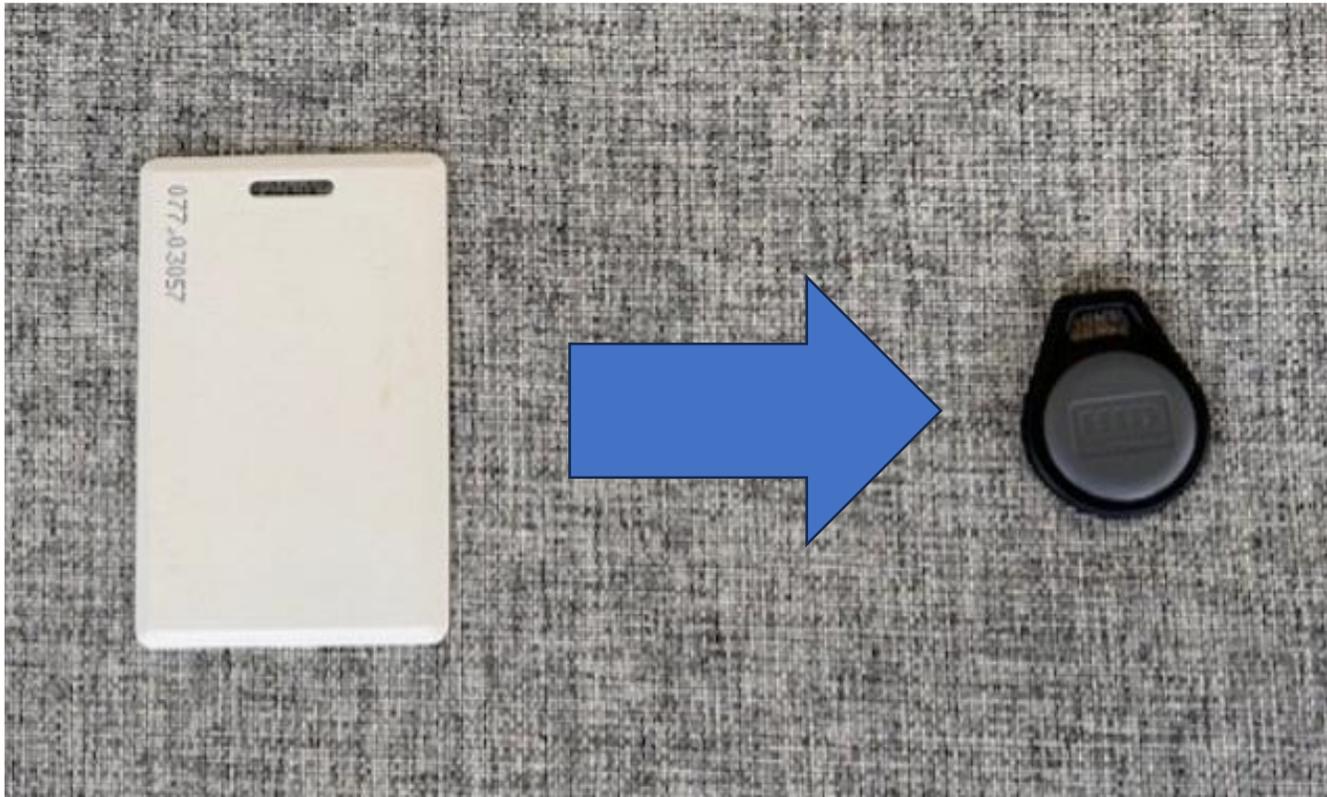


# Suppliers storm sewer map



# Changes in process

Changing the club house entrance door controller which previously could not be programmed and spare parts were no longer available, changing from the entry cards to fobs.



Treasurer's report

# Nominations for the master board from the floor for:

- A. Coach Homes, Marty Maurinus, current candidate
- B. Kentwood, Dawn Vishey, currently candidate

# Call for Final Vote for Audit

**The waiver vote is not an amendment vote.**

"The vote to waive the annual financial audit is not an amendment vote under Florida HOA law. It's a financial reporting-level vote authorized by §720.303(7), not a governing-document amendment under §720.306. Calling it an "amendment vote" in the notice is technically incorrect, but the good news is that this type of mistake is usually fixable without re-noticing the entire meeting, as long as you correct the record before the vote." CoPilot AI

# We need your help

If you are receiving anything from Pegasus through the USPS (snail mail), please complete the OWNER INFORMATION CONSENT FORM, by doing so Pegasus will not have to mail you TBD pages of the updated Bylaws and Covenants for your review.

# Landscaping Committee

We would like to thank John Antman for managing the master landscaping duties, as the Master Landscaping Committee is again forming the master board is announcing the following.

- Lisa Alexoff and Annie Randlett will co-chair the Master Landscaping Committee.
- Jessia Woodward will be the liaison to the Master Board
- The committee will invite and staff a member from each sub-community

# Front of club house

Current



New



# Pool area

Current



New



# Pool back walkway

Current

New



# Irrigation Committee

# Facilities Committee Activities

- Painted outside club house door and pool shower post
- In the club house replaced batteries in two emergency lights, replaced a broken emergency light and added an emergency light in the entryway.
- Replaced faulty motion detection switches in both club house bathrooms.
- Repaired club house garbage disposal.
- Change batteries in clocks in club house and pool area.

# Facilities Committee Activities continued

- Added two timers to club house outside lights that will automatically adjust the sunset turn on times, timers have battery backup for power outages.
- Fixed entrance gates by cleaning the key pads electrical contacts.
- Replaced halogen light in north gate entrance
- Fountain controller maintenance

# Facilities Activities continued

Replace missing signs



Replace faded signs



# Replacing the 18-fluorescent lights around the pool with new LED light fixtures

Purchasing parts



Drilling and tapping hole



Attach male adaptor with locking nut



Glue 1/2 conduit to male and female adaptor



Paint assemblies



Removing old fixtures



Installed new fixtures



Using volunteers to purchase, machine, assemble, paint, remove old fixtures and install new fixtures saved \$250 / light, total savings \$4,500

# Next steps for lights around the pool, starting in fall.

- Permanently mount the tall light poles around the pool
- A warmer color temperature for all the lights.



This Saturday, power washing and start repairing north entrance walls



# Social Committee, Spring Fling



Document Committee

# Old Business

No old business from last year

New Business

# Open discussion

For the first round of questions-comments please adhere to one per member until everyone has had an opportunity and your time is limited to 3 minutes.

Adjournment

BOARD MEETING UPON ADJOURNMENT OF ANNUAL MEETING

# BOARD MEETING UPON ADJOURNMENT OF ANNUAL MEETING

1. Call to Order
2. Certifying Quorum
3. Proof of Notice of Meeting
4. Disposition of any unapproved minutes
5. Elect Officers
6. New Business
7. Open Discussion
8. Adjournment

# Villages of Bonita – Master Association

Annual Members Meeting – March 26, 2026

## Master Financial Overview

### End of 2025

- Operating funds
  - ~\$136,000
- Reserve funds
  - ~\$493,000
- Total association assets
  - ~\$679,000

The association finished 2025 financially stable and operating within the approved budget.

### January 2026 Update

- Operating funds
  - ~\$193,000
- Reserve funds
  - ~\$523,000
- Total association assets
  - ~\$786,000

Reserves increased by approximately \$30,000 in January.

## Master Projects & Updates

### Community Spa

- Board is currently reviewing repair quotes
- Once bids are evaluated, the board will determine the appropriate repair plan.

### Clubhouse Key Fobs

- New key fobs will be activated soon (if not already)
- You can pick up your fob this evening if you have not already, otherwise Pegasus will continue to store the remaining fobs for member pickup during their normal business hours.

### Storm Drain Clearing

- The board is currently reviewing quotes and scope of work for this maintenance project, however early reviews indicate that we can responsibly fund about half of this project within the current budget through reallocations and expected savings, and the remaining portion can be planned into 2027 without requiring a special assessment. Maintaining no special assessments will continue to be my goal through the review process as long as the scope and cost are manageable in the current budget.

# Sub-Association Update

## Villas Report

The Villas sub-association completed 2025 in a stable financial position and continues to maintain strong reserve funding.

Villas projects for 2026 include:

- Beginning the next roofing cycle after hurricane season for the 11 homes on the schedule for this year.
- Community mulching occurred in January on all Villa homes. This will be a bi-annual project for our community.

These projects have already been planned through reserve funding and existing budgeting.

Villa dues did not increase for 2026.

## Reserve Structure Discussion

### Current System: Line-Item Reserves

Each reserve category has a separate account.

Examples:

- roofs
- painting
- infrastructure
- amenities

### Proposed Concept: Pooled Reserves

Funds are combined into a single reserve pool that can be used for any reserve project.

This will require a membership vote to make the switch, and we will look to hold this vote at a special meeting later this year.

#### Benefits

- Greater flexibility when project timing shifts
- Easier management of long-term maintenance
- Reduces risk of special assessments
- Simpler accounting and reporting

#### Considerations

- Total reserves must still remain properly funded
- Board must follow reserve study guidance
- Requires CPA and legal review before implementation
- Transparency with homeowners remains essential

# FAQs

## Why are reserves so large?

Reserve funds are collected over time so major repairs can be completed without large special assessments.

## Why can't reserves be used to lower dues?

Reserve funds are designated for major repairs and replacements, not daily operating expenses.

## What does pooled reserves change?

Pooled reserves simply change the accounting structure. Instead of separate reserve categories for each project, the funds are combined into one reserve pool that can be used for any major repair or replacement project while still maintaining proper reserve funding.

## What happens if reserves are underfunded?

If reserves fall below recommended levels, the board would need to evaluate options such as adjusting reserve contributions over time or, in some cases, considering a special assessment. The goal is always to plan ahead so that situation can be avoided.

## **Irrigation Committee - Annual Meeting 2026**

As of early March 2026, Lee County, Florida, is experiencing Extreme drought conditions (D3), with the situation expanding across the area. Following an exceptionally dry 2025—the driest in 25 years in our area—the region has seen severely below-average rainfall. There has been minimal rain year to date in 2026. The ponds water levels have decreased to the point it was necessary to turn off the fountains and reduce irrigation to once per week for all locations except some new plantings in Bermuda Park.

The South Florida Water Management District (SFWMD) has issued a Water Shortage Warning due to declining water levels in the Lower Tamiami aquifer.

The lake levels will be monitored to determine when fountains and irrigation can return to normal. As of March 23, there is still not been adequate rain to return the fountains and pumps to normal usage. The rainy season will hopefully start up again in May and alleviate the extreme drought conditions.

Pump usage for Dec 30 to Feb 2 was 3.52 million gallons.  
Our 12 month running pumpage is at 37.43 MG of our 40.46MG allowance.

If you notice issues with the irrigation at Bermuda Park, the Coach Homes, or Kentwood, please contact Heidi at Pegasus so the matter can be directed to the proper people. If you are in the Villas, please contact Stephanie at SAK Mgmt. We look forward to continuing our best efforts to meet the irrigation needs of our community.

Please remember that the Master Association's responsibility in Kentwood extends only to the solenoid valve. Any sprinkler head issues are the responsibility of the homeowner and must be maintained. If it is noticed that a Kentwood residence has broken heads that are wasting water, the homeowner needs to remedy the situation or that zone may be removed from the irrigation schedule until such time as it is repaired.

Respectfully submitted,

Stephen Imbrock  
Irrigation Committee Member.

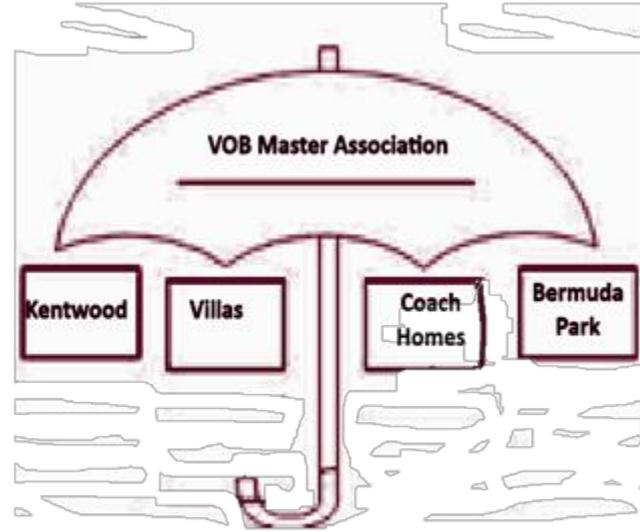
# Master Document Review Committee Report

Annual Membership Meeting  
March 26, 2026

# We Live in a Planned “Gated” Community

Four subdivisions

- Bermuda Park—a condo association
- Coach Homes—a condo association
- Villas—an HOA association
- Kentwood—a neighborhood



**All governed under the Master Association Documents**

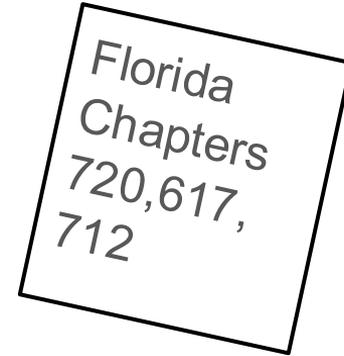
# Document Hierarchy

- **Florida Statutes (Ch. 720, 617, 712, etc.)** Statutes always outrank our documents.
- **Recorded Declaration of Covenants** This is the “constitution” of the HOA. It runs with the land and binds all owners.
- **Articles of Incorporation** This creates the corporate entity.
- **Bylaws** These govern internal operations.
- **Rules & Regulations** These are Board-made and lowest in authority.

# Why We Are Updating the Documents

## Original documents are nearly 30 years old

- Florida law has changed significantly
- Outdated language creates confusion
- Inconsistencies between documents
- Missing provisions (leasing, ARC clarity, enforcement, MRTA protection)



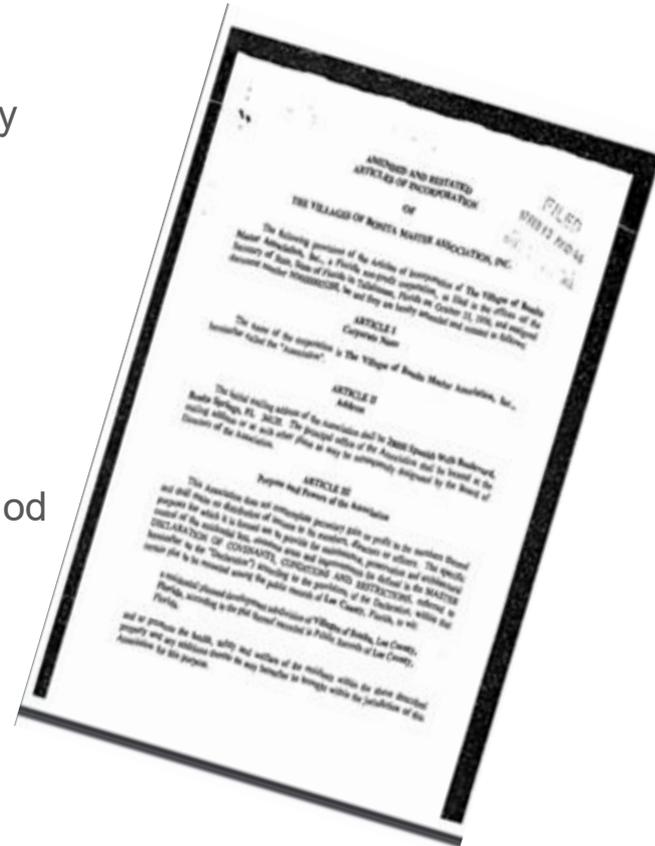
# What's Not Changing

- The character and appearance of the community
- Assessments (unchanged by the rewrite)
- Use of amenities
- Existing neighborhood identities and boundaries



# What Is Changing

- Clear hierarchy of Master vs. Sub-Association authority
- Updated legal compliance (Ch. 720, 617, 712)
- Modernized definitions
- Stronger enforcement tools
- Updated ARC authority and processes
- New leasing article to protect Master-Only Neighborhood
- Electronic voting and notice options
- MRTA-compliant structure to preserve covenants



# Update Process (Declaration and Bylaws)

- Attorney selected (October 2025)
- Semi-generic documents received (December 19, 2025)
- Committee reviewing word for word
- Send back changes to attorney
- Attorney makes changes, returns second draft
- Committee reviews second draft
- If approved presented to board for approval
- If additional changes, third draft
- Approved draft presented for membership vote



# Why This Matters Now

- Legal risk increases with outdated documents
- MRTA deadlines approaching
- Inconsistent enforcement across neighborhoods
- Sub-associations have different leasing rules
- One neighborhood has no Declaration — Master must govern it
- Modernization protects property values and reduces legal exposure



# Master-Only Neighborhood Clarification (Kentwood)

- One of our four residential areas has no sub-association
- No Declaration = no independent authority
- Master must provide leasing, ARC, and enforcement authority
- Rewrite adds clear language to fix this
- Ensures consistent treatment of all homeowners

# Benefits to Homeowners

- Modern communication options
- Reduced legal costs over time
- Better alignment with current Florida law
- Clearer, easier-to-understand rules
- Consistent enforcement across the community
- Stronger legal protection for the Association
- Faster ARC decisions



# What Happens If We Don't Update

- Increased legal vulnerability
- Difficulty enforcing rules
- Discrepancies between subdivisions
- Leasing loopholes
- MRTA risk (covenants expiring)
- Higher legal costs and potential litigation



# What the Vote Will Look Like

- Members receive full document package
- Summary of changes included
- Clear instructions for voting
- Electronic voting (if available)



# Communication

## Before Vote

- Full document package
- Summary of changes
- Town hall meeting
- Q&A opportunities
- Proxy forms
- Reminder emails
- Final reminders

**LIMITED POWERS**  
The undersigned voting representative of The Village of South Florida United Association, Inc., with an address of \_\_\_\_\_ hereby appoints \_\_\_\_\_ of the Board of Directors, as \_\_\_\_\_, if you check this, please write in the name of your proxy holder to attend the annual meeting of the members of The Village of South Florida United Association, Inc., to be held on **March 28, 2024, at 6:00 P.M. at the Krome Elio Lodge, 5025 Crescent Road, Krome, Florida, 33164.** Unless the Association Director notifies the proxy holder in writing to the contrary, the proxy holder cannot abstain from the authority to vote and the holder's authority is limited as indicated below:

**LIMITED POWERS.** For your vote to be counted on the following issues, you **MUST** indicate your preference in the enclosed provided form. **THE PROXY HOLDER DOES NOT HAVE THE AUTHORITY TO VOTE "IN ABSENCE" OR "IN FAVOR OF THE BOARD OF DIRECTORS" UNLESS SPECIFICALLY AUTHORIZED AND INDICATED BY THE PROXY HOLDER TO CAST YOUR VOTE IN REFERENCE TO THE FOLLOWING AS INDICATED BELOW:**

1. **Waiver of Audit**  
The Florida Statutes require that Associations with receipts over \$100,000 prepare audited financial statements. By adoption of the audit, the association hereby waives the statutory reporting requirements and will prepare a report of audit receipts and expenditures in lieu of an audit financial statement for the 2024 financial year. (The Board of Directors recommended voting in favor of waiver.)

\_\_\_\_\_  
IN FAVOR of the association  
\_\_\_\_\_  
NON-RESPOND to the association

**PLEASE SIGN AND DATE THE PROXY IN THE SPACES PROVIDED BELOW AND RETURN**

Signature of Proxy Holder: \_\_\_\_\_  
Date: \_\_\_\_\_

**THIS PROXY IS REVOCABLE BY THE UNIT-OWNER AND IS VALID ONLY IF FURNISHED FOR THE MEETING FOR WHICH IT IS GIVEN AND ONLY LAWFUL ASSIGNMENTS IN AN EVENT OF THE PROXY'S VALIDITY WERE DEAN NINETY EMPLOYEES FROM THE DATE OF THE ORIGINAL ISSUING FOR WHICH IT WAS GIVEN.**

The undersigned, appointed a proxy above, also hereby designates \_\_\_\_\_ as substitute proxy holder for use in the proxy set forth above.  
Signature of Proxy Holder: \_\_\_\_\_  
Date: \_\_\_\_\_



# Questions & Discussion

We welcome your feedback and want every homeowner to feel informed and confident.

## Master Document Review Committee

- Hollie Bagley, Chair, Villas
- Jessica Woodward, Board Liaison, Villas
- Katy Jones, Secretary, Kentwood
- Patrick Flavin, Coach Homes
- Ann-Marie Vrana, Bermuda Park
- Andy Grebe, Kentwood

Send email questions or comments to [holliebagley@gmail.com](mailto:holliebagley@gmail.com)